HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2012

Table of Contents

1 New Home Market

3 Maps

9 Tables

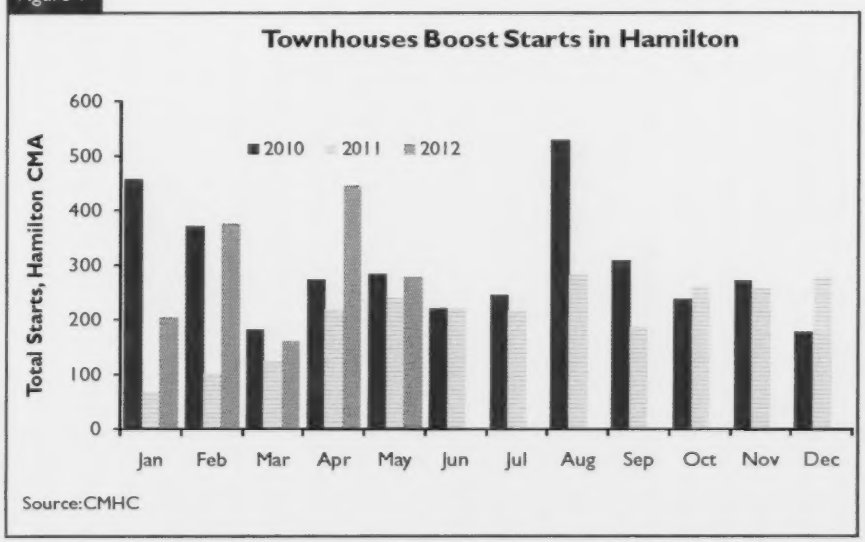
New Home Market

Starts rose in Hamilton and Brantford

New townhouses in the Hamilton Census Metropolitan Area (CMA) boosted total housing starts up in May, as compared to the same month last year. Housing starts increased by 16 per cent as compared to a year ago. More townhouses in Hamilton and Burlington, and single-detached homes in Hamilton contributed to the rise in starts. In the Brantford CMA, nearly all of the starts were of single-detached homes located in both the City and the surrounding Brant County area. There were a total of 279 and 29 homes started in the Hamilton and Brantford CMAs, respectively.

Starts continued to recover last month in both Hamilton and Brantford CMAs. Starts more than doubled for the year to-date in Hamilton, and also rose slightly in Brantford. While nearly 60 per cent of the starts for the first five months of the year in Hamilton were

Figure 1



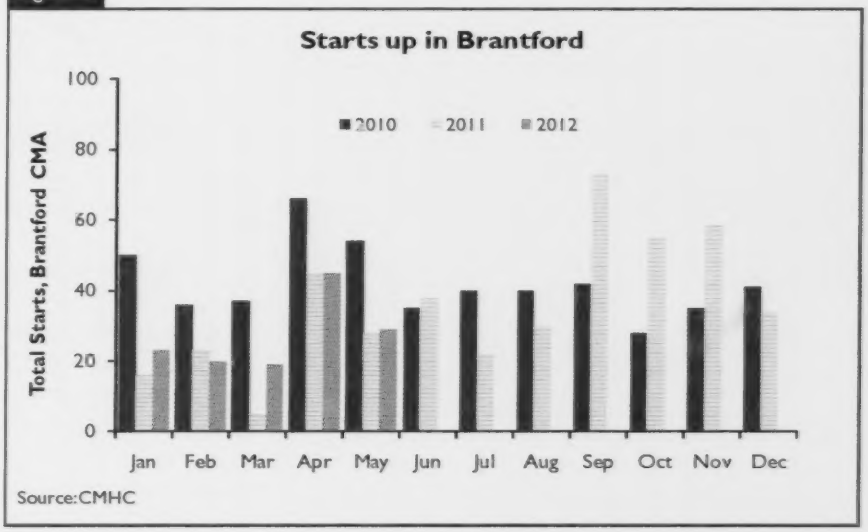
SUBSCRIBE NOW!

www.cmhc.ca/housingmarketinformation

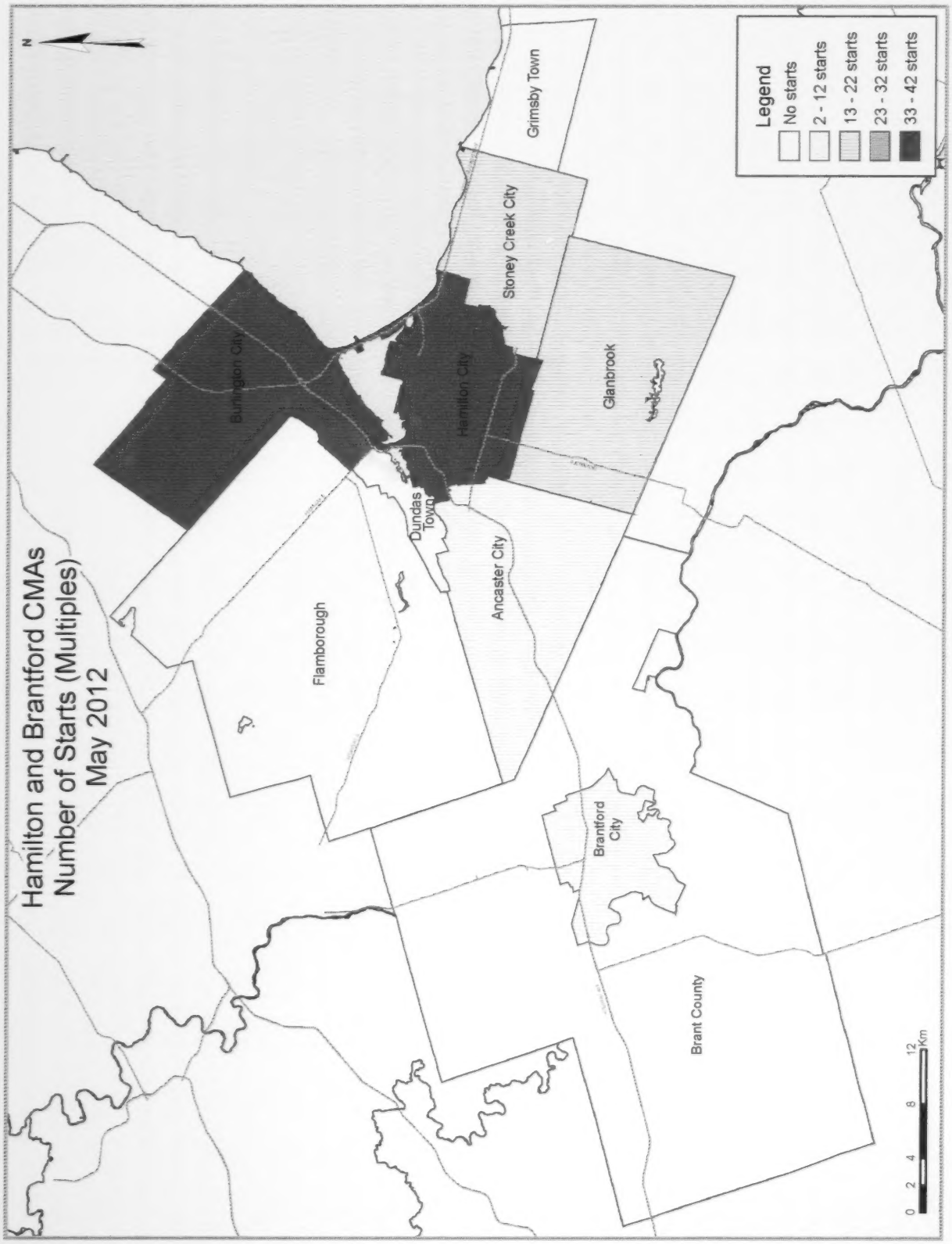
of semi-detached homes, townhouses, and apartments, single-detached starts remained a fixture of the Brantford housing market.

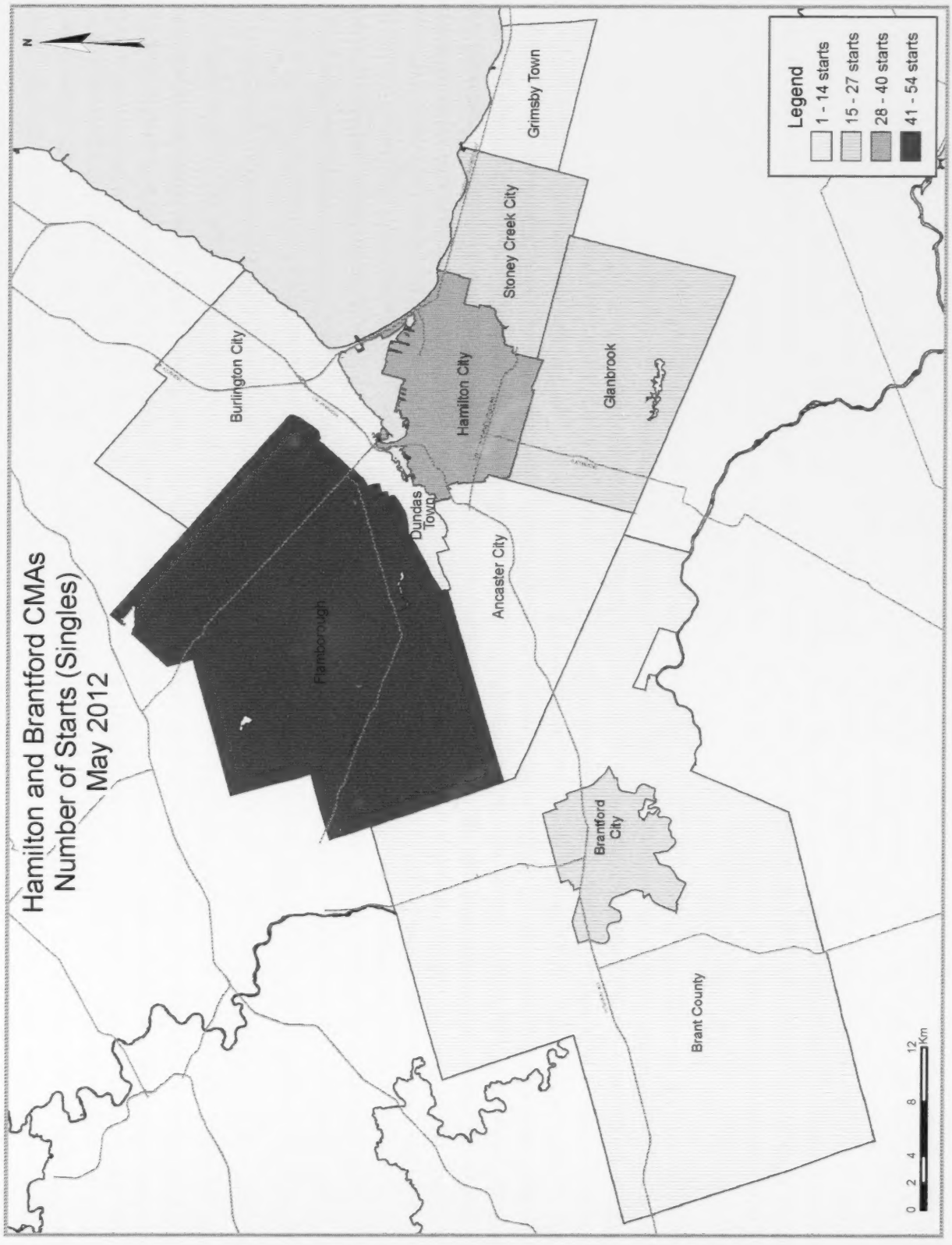
Starts by submarket showed that the majority of the new homes in the Hamilton CMA were in the former City of Hamilton, where all of the rental townhouses were located. New homes were also started in the fringe areas, and primarily in Flamborough, Glanbrook, and Stoney Creek. All of the starts in Flamborough were of single-detached homes last month, while semi-detached and townhouse starts were mixed with single-detached homes in Glanbrook and Stoney Creek.

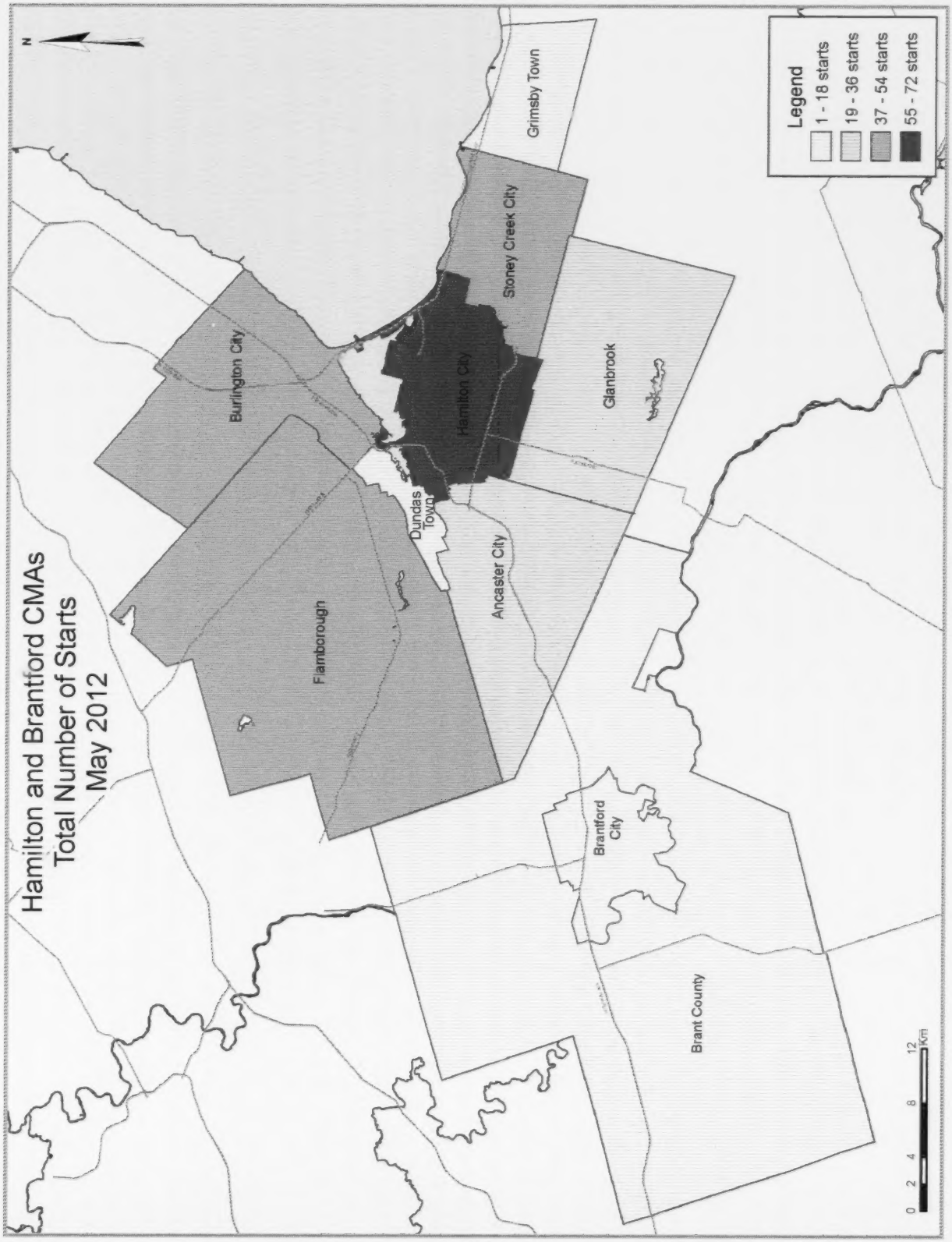
Figure 2

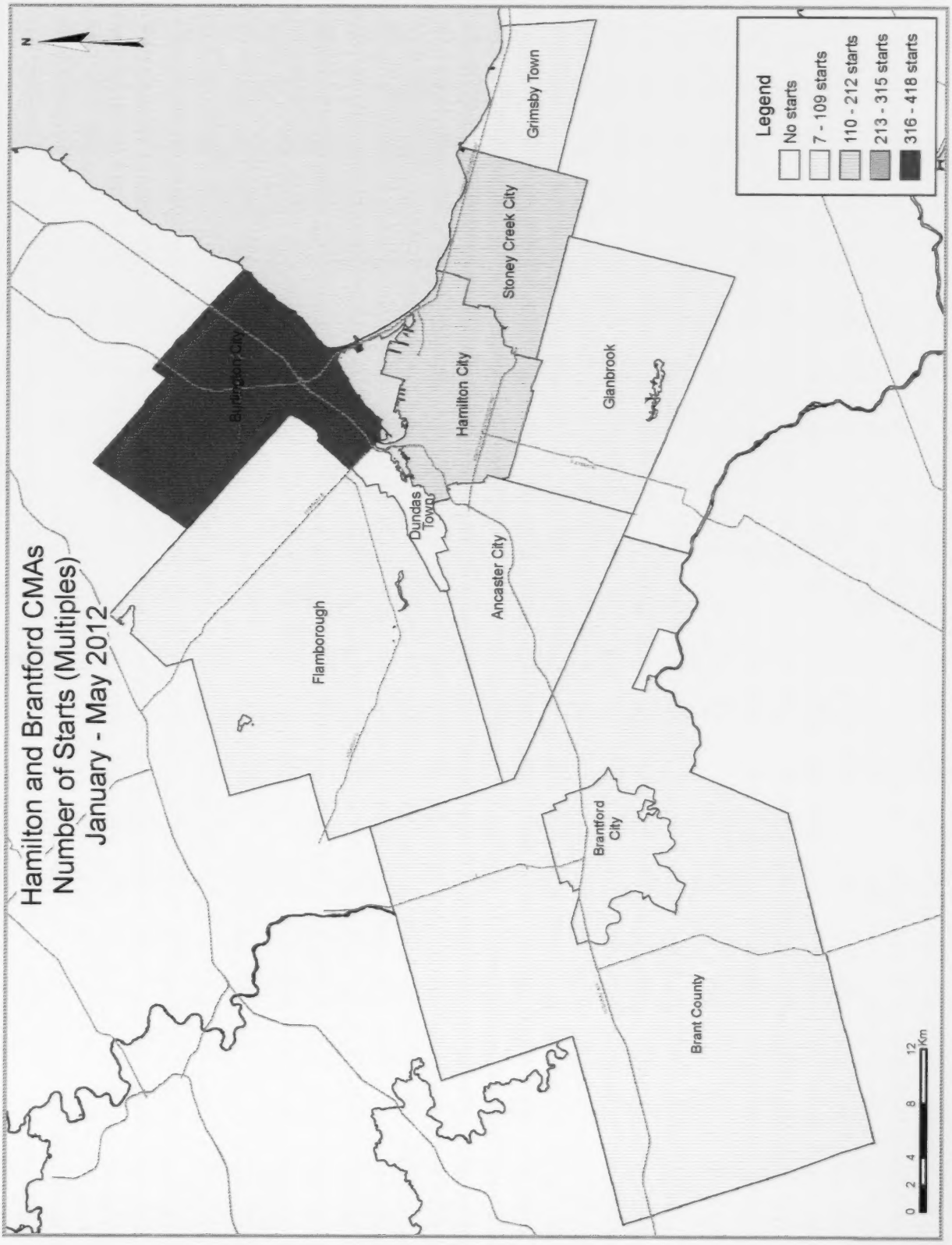


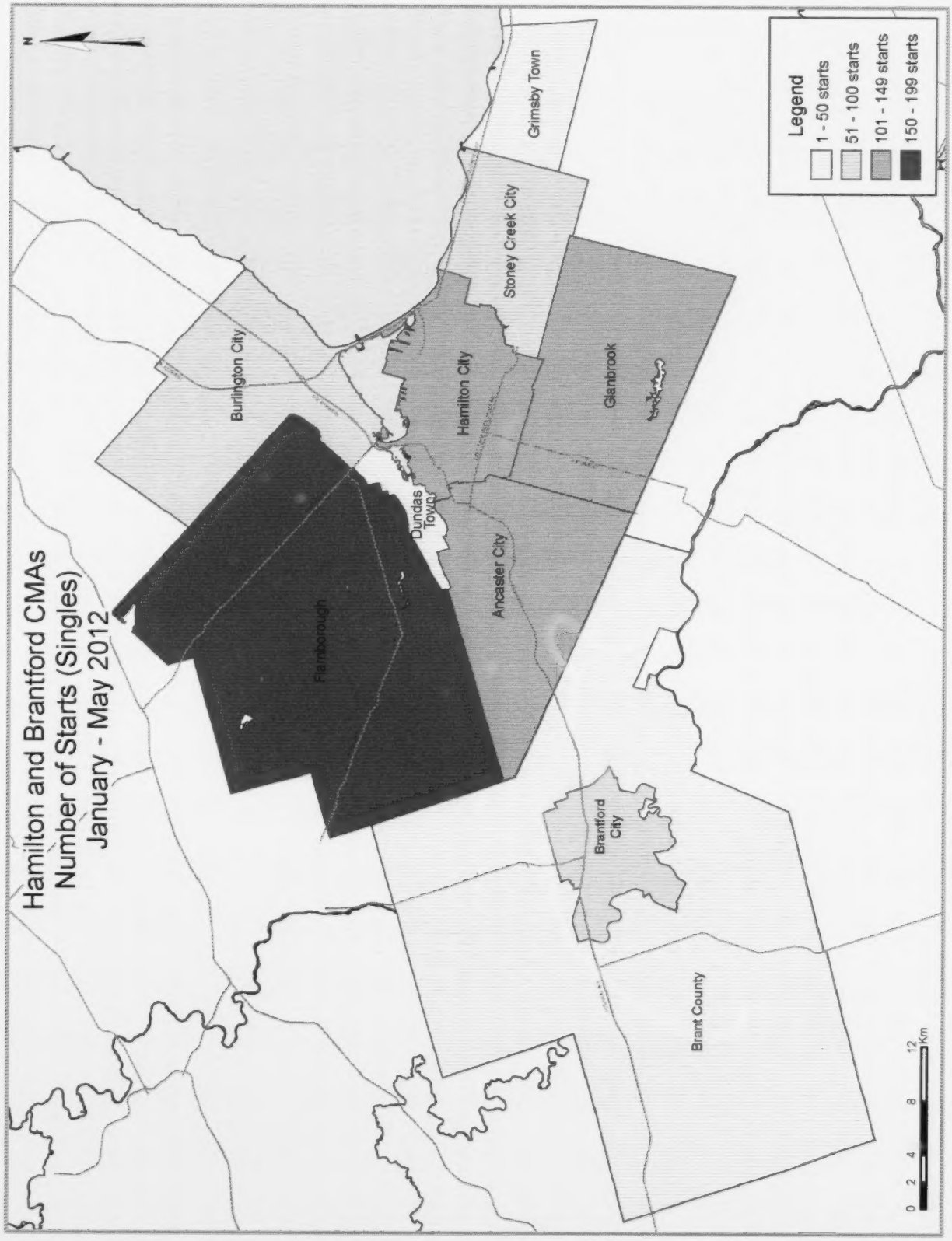
Source: CMHC

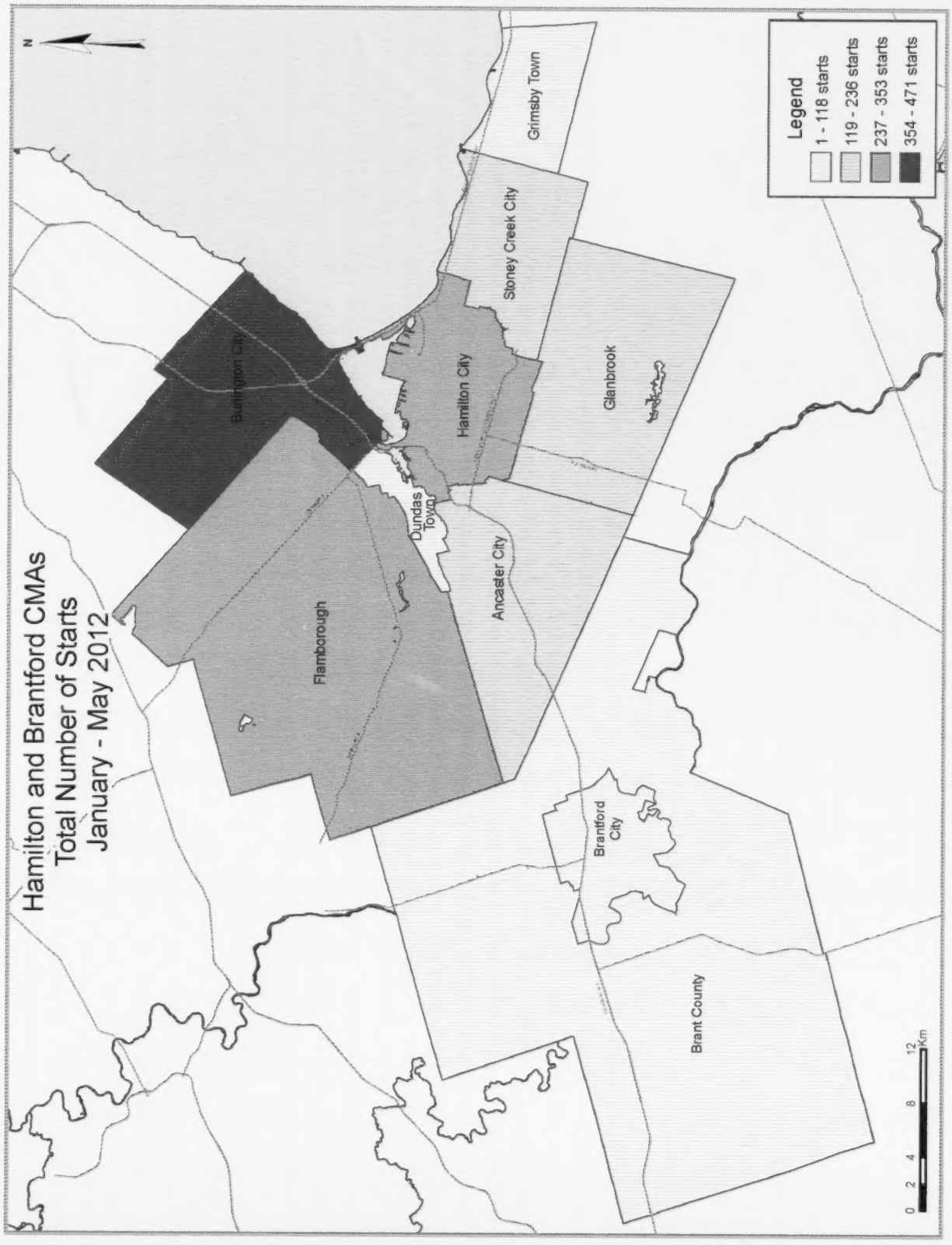

Hamilton and Brantford CMAs
Number of Starts (Multiples)
May 2012
N
Legend
No starts
2 - 12 starts
13 - 22 starts
23 - 32 starts
33 - 42 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
May 2012
N
Legend
1 - 14 starts
15 - 27 starts
28 - 40 starts
41 - 54 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
May 2012
N
Legend
1 - 18 starts
19 - 36 starts
37 - 54 starts
55 - 72 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - May 2012
N
Legend
No starts
7 - 109 starts
110 - 212 starts
213 - 315 starts
316 - 418 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - May 2012
N
Legend
1 - 50 starts
51 - 100 starts
101 - 149 starts
150 - 199 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - May 2012
N
Legend
1 - 118 starts
119 - 236 starts
237 - 353 starts
354 - 471 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	157	6	41	0	33	0	42	0	279
May 2011	165	0	48	3	24	0	0	0	240
% Change	-4.8	n/a	-14.6	-100.0	37.5	n/a	n/a	n/a	16.3
Year-to-date 2012	642	50	321	4	104	338	42	66	1,567
Year-to-date 2011	534	6	98	4	40	0	0	71	753
% Change	20.2	**	**	0.0	160.0	n/a	n/a	-7.0	108.1
UNDER CONSTRUCTION									
May 2012	963	62	418	8	250	776	42	420	2,939
May 2011	845	30	402	7	153	712	2	266	2,417
% Change	14.0	106.7	4.0	14.3	63.4	9.0	**	57.9	21.6
COMPLETIONS									
May 2012	101	6	38	1	15	0	2	0	163
May 2011	112	26	0	1	31	0	0	0	170
% Change	-9.8	-76.9	n/a	0.0	-51.6	n/a	n/a	n/a	-4.1
Year-to-date 2012	464	16	311	6	123	0	2	59	981
Year-to-date 2011	602	60	228	6	52	0	0	0	948
% Change	-22.9	-73.3	36.4	0.0	136.5	n/a	n/a	n/a	3.5
COMPLETED & NOT ABSORBED									
May 2012	51	0	13	0	11	0	2	17	94
May 2011	33	2	7	1	3	0	0	58	104
% Change	54.5	-100.0	85.7	-100.0	**	n/a	n/a	-70.7	-9.6
ABSORBED									
May 2012	92	6	34	1	15	0	0	0	148
May 2011	106	28	2	1	31	0	0	0	168
% Change	-13.2	-78.6	**	0.0	-51.6	n/a	n/a	n/a	-11.9
Year-to-date 2012	446	14	302	6	115	10	0	0	893
Year-to-date 2011	582	60	242	10	52	11	0	124	1,081
% Change	-23.4	-76.7	24.8	-40.0	121.2	-9.1	n/a	-100.0	-17.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	27	2	0	0	0	0	0	0	29
May 2011	10	2	6	0	10	0	0	0	28
% Change	170.0	0.0	-100.0	n/a	-100.0	n/a	n/a	n/a	3.6
Year-to-date 2012	95	10	21	0	9	0	0	0	135
Year-to-date 2011	66	2	30	0	19	0	0	0	117
% Change	43.9	**	-30.0	n/a	-52.6	n/a	n/a	n/a	15.4
UNDER CONSTRUCTION									
May 2012	152	10	24	0	88	0	31	44	349
May 2011	112	6	43	0	73	0	0	0	234
% Change	35.7	66.7	-44.2	n/a	20.5	n/a	n/a	n/a	49.1
COMPLETIONS									
May 2012	8	0	0	0	0	0	0	0	8
May 2011	28	0	0	0	14	0	0	0	42
% Change	-71.4	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-81.0
Year-to-date 2012	73	0	5	0	13	0	4	17	112
Year-to-date 2011	104	2	0	0	14	0	12	0	132
% Change	-29.8	-100.0	n/a	n/a	-7.1	n/a	-66.7	n/a	-15.2
COMPLETED & NOT ABSORBED									
May 2012	24	0	1	0	9	0	0	0	34
May 2011	31	0	7	0	24	3	6	4	75
% Change	-22.6	n/a	-85.7	n/a	-62.5	-100.0	-100.0	-100.0	-54.7
ABSORBED									
May 2012	12	0	0	0	0	0	0	0	12
May 2011	28	0	0	0	9	0	0	0	37
% Change	-57.1	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-67.6
Year-to-date 2012	80	3	18	0	17	0	10	0	128
Year-to-date 2011	102	2	1	0	14	0	6	0	125
% Change	-21.6	50.0	**	n/a	21.4	n/a	66.7	n/a	2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
May 2012	145	6	7	0	27	0	42	0	227
May 2011	102	0	48	0	20	0	0	0	170
Former Hamilton City									
May 2012	30	0	0	0	0	0	42	0	72
May 2011	23	0	0	0	0	0	0	0	23
Stoney Creek City									
May 2012	27	0	7	0	13	0	0	0	47
May 2011	10	0	15	0	0	0	0	0	25
Ancaster City									
May 2012	14	0	0	0	6	0	0	0	20
May 2011	33	0	28	0	0	0	0	0	61
Dundas Town									
May 2012	1	0	0	0	0	0	0	0	1
May 2011	3	0	0	0	0	0	0	0	3
Flamborough									
May 2012	54	0	0	0	0	0	0	0	54
May 2011	3	0	0	0	0	0	0	0	3
Glanbrook									
May 2012	19	6	0	0	8	0	0	0	33
May 2011	30	0	5	0	20	0	0	0	55
City of Burlington									
May 2012	6	0	34	0	6	0	0	0	46
May 2011	53	0	0	0	4	0	0	0	57
Grimsby									
May 2012	6	0	0	0	0	0	0	0	6
May 2011	10	0	0	3	0	0	0	0	13
Hamilton CMA									
May 2012	157	6	41	0	33	0	42	0	279
May 2011	165	0	48	3	24	0	0	0	240
Brant County									
May 2012	11	0	0	0	0	0	0	0	11
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2012	16	2	0	0	0	0	0	0	18
May 2011	6	2	6	0	10	0	0	0	24
Brantford CMA									
May 2012	27	2	0	0	0	0	0	0	29
May 2011	10	2	6	0	10	0	0	0	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
May 2012	780	62	194	8	224	252	42	270	1,832
May 2011	591	10	322	1	103	144	2	266	1,439
Former Hamilton City									
May 2012	132	8	30	0	31	128	42	246	617
May 2011	123	8	50	0	39	20	2	266	508
Stoney Creek City									
May 2012	83	0	112	0	13	0	0	0	208
May 2011	86	2	72	1	2	0	0	0	163
Ancaster City									
May 2012	210	0	0	8	67	62	0	24	371
May 2011	150	0	59	0	9	62	0	0	280
Dundas Town									
May 2012	4	0	0	0	0	62	0	0	66
May 2011	24	0	0	0	0	62	0	0	86
Flamborough									
May 2012	201	30	39	0	0	0	0	0	270
May 2011	36	0	33	0	0	0	0	0	69
Glanbrook									
May 2012	150	24	13	0	113	0	0	0	300
May 2011	172	0	101	0	53	0	0	0	326
City of Burlington									
May 2012	161	0	117	0	14	524	0	150	966
May 2011	210	20	80	0	38	568	0	0	916
Grimsby									
May 2012	22	0	107	0	12	0	0	0	141
May 2011	44	0	0	6	12	0	0	0	62
Hamilton CMA									
May 2012	963	62	418	8	250	776	42	420	2,939
May 2011	845	30	402	7	153	712	2	266	2,417
Brant County									
May 2012	76	2	0	0	26	0	0	0	104
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2012	76	8	24	0	62	0	31	44	245
May 2011	66	6	37	0	60	0	0	0	169
Brantford CMA									
May 2012	152	10	24	0	88	0	31	44	349
May 2011	112	6	43	0	73	0	0	0	234

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
May 2012	73	6	33	0	11	0	2	0	125
May 2011	84	4	0	0	31	0	0	0	119
Former Hamilton City									
May 2012	11	0	5	0	0	0	2	0	18
May 2011	20	0	0	0	5	0	0	0	25
Stoney Creek City									
May 2012	10	0	16	0	0	0	0	0	26
May 2011	19	2	0	0	0	0	0	0	21
Ancaster City									
May 2012	30	0	0	0	5	0	0	0	35
May 2011	24	0	0	0	3	0	0	0	27
Dundas Town									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	3	0	0	0	0	0	0	0	3
Flamborough									
May 2012	6	4	7	0	0	0	0	0	17
May 2011	6	2	0	0	0	0	0	0	8
Glanbrook									
May 2012	16	2	5	0	6	0	0	0	29
May 2011	12	0	0	0	23	0	0	0	35
City of Burlington									
May 2012	26	0	0	0	4	0	0	0	30
May 2011	18	22	0	0	0	0	0	0	40
Grimsby									
May 2012	2	0	5	1	0	0	0	0	8
May 2011	10	0	0	1	0	0	0	0	11
Hamilton CMA									
May 2012	101	6	38	1	15	0	2	0	163
May 2011	112	26	0	1	31	0	0	0	170
Brant County									
May 2012	6	0	0	0	0	0	0	0	6
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2012	2	0	0	0	0	0	0	0	2
May 2011	25	0	0	0	14	0	0	0	39
Brantford CMA									
May 2012	8	0	0	0	0	0	0	0	8
May 2011	28	0	0	0	14	0	0	0	42

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
May 2012	30	0	8	0	8	0	2	0	48
May 2011	22	2	7	1	0	0	0	0	32
Former Hamilton City									
May 2012	4	0	3	0	0	0	2	0	9
May 2011	5	0	0	0	0	0	0	0	5
Stoney Creek City									
May 2012	17	0	3	0	0	0	0	0	20
May 2011	12	0	4	0	0	0	0	0	16
Ancaster City									
May 2012	0	0	0	0	3	0	0	0	3
May 2011	1	0	0	0	0	0	0	0	1
Dundas Town									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	2	0	1	0	0	0	0	3
Flamborough									
May 2012	4	0	1	0	0	0	0	0	5
May 2011	3	0	0	0	0	0	0	0	3
Glanbrook									
May 2012	5	0	1	0	5	0	0	0	11
May 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
May 2012	14	0	0	0	3	0	0	17	34
May 2011	1	0	0	0	3	0	0	58	62
Grimsby									
May 2012	7	0	5	0	0	0	0	0	12
May 2011	10	0	0	0	0	0	0	0	10
Hamilton CMA									
May 2012	51	0	13	0	11	0	2	17	94
May 2011	33	2	7	1	3	0	0	58	104
Brant County									
May 2012	11	0	0	0	2	0	0	0	13
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2012	13	0	1	0	7	0	0	0	21
May 2011	28	0	2	0	24	3	6	4	67
Brantford CMA									
May 2012	24	0	1	0	9	0	0	0	34
May 2011	31	0	7	0	24	3	6	4	75

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
May 2012	74	6	30	0	11	0	0	0	121
May 2011	81	4	2	0	31	0	0	0	118
Former Hamilton City									
May 2012	9	0	2	0	0	0	0	0	11
May 2011	19	0	0	0	5	0	0	0	24
Stoney Creek City									
May 2012	13	0	15	0	0	0	0	0	28
May 2011	20	2	2	0	0	0	0	0	24
Ancaster City									
May 2012	30	0	0	0	5	0	0	0	35
May 2011	25	0	0	0	3	0	0	0	28
Dundas Town									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	3	0	0	0	0	0	0	0	3
Flamborough									
May 2012	7	4	6	0	0	0	0	0	17
May 2011	4	2	0	0	0	0	0	0	6
Glanbrook									
May 2012	15	2	7	0	6	0	0	0	30
May 2011	10	0	0	0	23	0	0	0	33
City of Burlington									
May 2012	15	0	0	0	4	0	0	0	19
May 2011	18	24	0	0	0	0	0	0	42
Grimsby									
May 2012	3	0	4	1	0	0	0	0	8
May 2011	7	0	0	1	0	0	0	0	8
Hamilton CMA									
May 2012	92	6	34	1	15	0	0	0	148
May 2011	106	28	2	1	31	0	0	0	168
Brant County									
May 2012	6	0	0	0	0	0	0	0	6
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2012	6	0	0	0	0	0	0	0	6
May 2011	26	0	0	0	9	0	0	0	35
Brantford CMA									
May 2012	12	0	0	0	0	0	0	0	12
May 2011	28	0	0	0	9	0	0	0	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Hamilton CMA	157	168	6	0	116	72	0	0	279	240	16.3
City of Hamilton	145	102	6	0	76	68	0	0	227	170	33.5
Former Hamilton City	30	23	0	0	42	0	0	0	72	23	**
Stoney Creek City	27	10	0	0	20	15	0	0	47	25	88.0
Ancaster City	14	33	0	0	6	28	0	0	20	61	-67.2
Dundas Town	1	3	0	0	0	0	0	0	1	3	-66.7
Flamborough	54	3	0	0	0	0	0	0	54	3	**
Glanbrook	19	30	6	0	8	25	0	0	33	55	-40.0
City of Burlington	6	53	0	0	40	4	0	0	46	57	-19.3
Grimsby	6	13	0	0	0	0	0	0	6	13	-53.8
Brantford CMA	27	10	2	2	0	16	0	0	29	28	3.6
Brant County	11	n/a	0	n/a	0	n/a	0	n/a	11	n/a	n/a
Brantford City	16	6	2	2	0	16	0	0	18	24	-25.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	646	538	50	6	467	138	404	71	1,567	753	108.1
City of Hamilton	579	363	50	2	325	134	66	71	1020	570	78.9
Former Hamilton City	105	71	4	0	64	19	66	71	239	161	48.4
Stoney Creek City	55	46	0	2	113	23	0	0	168	71	136.6
Ancaster City	103	69	0	0	46	31	0	0	149	100	49.0
Dundas Town	1	5	0	0	0	0	0	0	1	5	-80.0
Flamborough	199	20	32	0	38	4	0	0	269	24	**
Glanbrook	116	152	14	0	64	57	0	0	194	209	-7.2
City of Burlington	53	132	0	4	80	4	338	0	471	140	**
Grimsby	14	43	0	0	62	0	0	0	76	43	76.7
Brantford CMA	95	66	10	2	30	49	0	0	135	117	15.4
Brant County	37	n/a	2	n/a	5	n/a	0	n/a	44	n/a	n/a
Brantford City	58	46	8	2	25	49	0	0	91	97	-6.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Hamilton CMA	74	72	42	0	0	0	0	0
City of Hamilton	34	68	42	0	0	0	0	0
Former Hamilton City	0	0	42	0	0	0	0	0
Stoney Creek City	20	15	0	0	0	0	0	0
Ancaster City	6	28	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	8	25	0	0	0	0	0	0
City of Burlington	40	4	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	16	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	16	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	425	138	42	0	338	0	66	71
City of Hamilton	283	134	42	0	0	0	66	71
Former Hamilton City	22	19	42	0	0	0	66	71
Stoney Creek City	113	23	0	0	0	0	0	0
Ancaster City	46	31	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	4	0	0	0	0	0	0
Glanbrook	64	57	0	0	0	0	0	0
City of Burlington	80	4	0	0	338	0	0	0
Grimsby	62	0	0	0	0	0	0	0
Brantford CMA	30	49	0	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	49	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Hamilton CMA	204	213	33	27	42	0	279	240
City of Hamilton	158	150	27	20	42	0	227	170
Former Hamilton City	30	23	0	0	42	0	72	23
Stoney Creek City	34	25	13	0	0	0	47	25
Ancaster City	14	61	6	0	0	0	20	61
Dundas Town	1	3	0	0	0	0	1	3
Flamborough	54	3	0	0	0	0	54	3
Glanbrook	25	35	8	20	0	0	33	55
City of Burlington	40	53	6	4	0	0	46	57
Grimsby	6	10	0	3	0	0	6	13
Brantford CMA	29	18	0	10	0	0	29	28
Brant County	11	n/a	0	n/a	0	n/a	11	n/a
Brantford City	18	14	0	10	0	0	18	24

Table 2.5: Starts by Submarket and by Intended Market January - May 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,013	638	446	44	108	71	1,567	753
City of Hamilton	810	463	102	36	108	71	1,020	570
Former Hamilton City	131	82	0	8	108	71	239	161
Stoney Creek City	155	71	13	0	0	0	168	71
Ancaster City	99	97	50	3	0	0	149	100
Dundas Town	1	5	0	0	0	0	1	5
Flamborough	269	24	0	0	0	0	269	24
Glanbrook	155	184	39	25	0	0	194	209
City of Burlington	127	136	344	4	0	0	471	140
Grimsby	76	39	0	4	0	0	76	43
Brantford CMA	126	98	9	19	0	0	135	117
Brant County	39	n/a	5	n/a	0	n/a	44	n/a
Brantford City	87	78	4	19	0	0	91	97

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Hamilton CMA	102	113	8	26	53	31	0	0	163	170	-4.1
City of Hamilton	73	84	8	4	44	31	0	0	125	119	5.0
Former Hamilton City	11	20	2	0	5	5	0	0	18	25	-28.0
Stoney Creek City	10	19	0	2	16	0	0	0	26	21	23.8
Ancaster City	30	24	0	0	5	3	0	0	35	27	29.6
Dundas Town	0	3	0	0	0	0	0	0	0	3	-100.0
Flamborough	6	6	4	2	7	0	0	0	17	8	112.5
Glanbrook	16	12	2	0	11	23	0	0	29	35	-17.1
City of Burlington	26	18	0	22	4	0	0	0	30	40	-25.0
Grimsby	3	11	0	0	5	0	0	0	8	11	-27.3
Brantford CMA	8	28	0	0	0	14	0	0	8	42	-81.0
Brant County	6	n/a	0	n/a	0	n/a	0	n/a	6	n/a	n/a
Brantford City	2	25	0	0	0	14	0	0	2	39	-94.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	470	608	18	62	434	278	59	0	981	948	3.5
City of Hamilton	300	464	18	22	315	222	59	0	692	708	-2.3
Former Hamilton City	54	79	6	0	86	24	59	0	205	103	99.0
Stoney Creek City	52	77	0	8	70	72	0	0	122	157	-22.3
Ancaster City	75	185	0	0	45	11	0	0	120	196	-38.8
Dundas Town	6	13	0	0	0	0	0	0	6	13	-53.8
Flamborough	20	41	8	14	32	80	0	0	60	135	-55.6
Glanbrook	93	69	4	0	82	35	0	0	179	104	72.1
City of Burlington	150	114	0	40	23	22	0	0	173	176	-1.7
Grimsby	20	30	0	0	96	34	0	0	116	64	81.3
Brantford CMA	73	104	0	2	22	26	17	0	112	132	-15.2
Brant County	42	n/a	0	n/a	0	n/a	0	n/a	42	n/a	n/a
Brantford City	31	66	0	2	22	26	17	0	70	94	-25.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Hamilton CMA	53	31	0	0	0	0	0	0
City of Hamilton	44	31	0	0	0	0	0	0
Former Hamilton City	5	5	0	0	0	0	0	0
Stoney Creek City	16	0	0	0	0	0	0	0
Ancaster City	5	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	0	0	0	0	0	0	0
Glanbrook	11	23	0	0	0	0	0	0
City of Burlington	4	0	0	0	0	0	0	0
Grimsby	5	0	0	0	0	0	0	0
Brantford CMA	0	14	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	14	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	434	278	0	0	0	0	59	0
City of Hamilton	315	222	0	0	0	0	59	0
Former Hamilton City	86	24	0	0	0	0	59	0
Stoney Creek City	70	72	0	0	0	0	0	0
Ancaster City	45	11	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	32	80	0	0	0	0	0	0
Glanbrook	82	35	0	0	0	0	0	0
City of Burlington	23	22	0	0	0	0	0	0
Grimsby	96	34	0	0	0	0	0	0
Brantford CMA	18	14	4	12	0	0	17	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	18	14	4	12	0	0	17	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Hamilton CMA	145	138	16	32	2	0	163	170
City of Hamilton	112	88	11	31	2	0	125	119
Former Hamilton City	16	20	0	5	2	0	18	25
Stoney Creek City	26	21	0	0	0	0	26	21
Ancaster City	30	24	5	3	0	0	35	27
Dundas Town	0	3	0	0	0	0	0	3
Flamborough	17	8	0	0	0	0	17	8
Glanbrook	23	12	6	23	0	0	29	35
City of Burlington	26	40	4	0	0	0	30	40
Grimsby	7	10	1	1	0	0	8	11
Brantford CMA	8	28	0	14	0	0	8	42
Brant County	6	n/a	0	n/a	0	n/a	6	n/a
Brantford City	2	25	0	14	0	0	2	39

Table 3.5: Completions by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	791	890	129	58	61	0	981	948
City of Hamilton	528	653	103	55	61	0	692	708
Former Hamilton City	120	83	24	20	61	0	205	103
Stoney Creek City	122	155	0	2	0	0	122	157
Ancaster City	96	193	24	3	0	0	120	196
Dundas Town	6	10	0	3	0	0	6	13
Flamborough	60	135	0	0	0	0	60	135
Glanbrook	124	77	55	27	0	0	179	104
City of Burlington	150	176	23	0	0	0	173	176
Grimsby	113	61	3	3	0	0	116	64
Brantford CMA	78	106	13	14	21	12	112	132
Brant County	42	n/a	0	n/a	0	n/a	42	n/a
Brantford City	36	68	13	14	21	12	70	94

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
May 2012	9	12.2	10	13.5	23	31.1	9	12.2	23	31.1	74	449,900	495,205
May 2011	16	20.5	32	41.0	18	23.1	5	6.4	7	9.0	78	383,400	392,823
Year-to-date 2012	54	18.5	66	22.6	70	24.0	32	11.0	70	24.0	292	416,700	462,652
Year-to-date 2011	133	31.2	127	29.8	99	23.2	27	6.3	40	9.4	426	383,173	401,702
Former Hamilton City													
May 2012	0	0.0	2	22.2	4	44.4	0	0.0	3	33.3	9	--	--
May 2011	4	22.2	9	50.0	4	22.2	1	5.6	0	0.0	18	384,314	357,349
Year-to-date 2012	8	15.7	11	21.6	19	37.3	5	9.8	8	15.7	51	410,000	433,903
Year-to-date 2011	18	25.7	34	48.6	14	20.0	1	1.4	3	4.3	70	385,750	378,829
Stoney Creek City													
May 2012	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	449,900	513,369
May 2011	2	10.0	10	50.0	5	25.0	1	5.0	2	10.0	20	383,400	415,205
Year-to-date 2012	2	4.2	16	33.3	11	22.9	8	16.7	11	22.9	48	432,900	515,756
Year-to-date 2011	11	14.1	27	34.6	25	32.1	5	6.4	10	12.8	78	405,400	452,136
Ancaster City													
May 2012	0	0.0	0	0.0	15	50.0	4	13.3	11	36.7	30	451,000	525,739
May 2011	3	13.0	9	39.1	5	21.7	2	8.7	4	17.4	23	394,652	426,813
Year-to-date 2012	3	3.9	9	11.7	27	35.1	8	10.4	30	39.0	77	449,900	526,686
Year-to-date 2011	70	41.2	40	23.5	35	20.6	12	7.1	13	7.6	170	364,866	389,742
Dundas Town													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Year-to-date 2011	0	0.0	0	0.0	4	33.3	3	25.0	5	41.7	12	489,500	499,482
Flamborough													
May 2012	0	0.0	2	28.6	0	0.0	3	42.9	2	28.6	7	--	--
May 2011	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	0	0.0	3	20.0	1	6.7	4	26.7	7	46.7	15	495,000	528,593
Year-to-date 2011	7	21.2	11	33.3	7	21.2	4	12.1	4	12.1	33	396,990	393,683
Glanbrook													
May 2012	8	53.3	3	20.0	1	6.7	1	6.7	2	13.3	15	349,990	392,503
May 2011	6	60.0	3	30.0	1	10.0	0	0.0	0	0.0	10	303,683	328,255
Year-to-date 2012	41	43.6	25	26.6	10	10.6	6	6.4	12	12.8	94	356,476	387,466
Year-to-date 2011	27	42.9	15	23.8	14	22.2	2	3.2	5	7.9	63	363,567	382,523
City of Burlington													
May 2012	0	0.0	0	0.0	1	6.7	4	26.7	10	66.7	15	541,990	580,325
May 2011	0	0.0	1	5.6	2	11.1	7	38.9	8	44.4	18	499,990	511,323
Year-to-date 2012	0	0.0	3	2.2	12	8.7	38	27.5	85	61.6	138	511,490	638,592
Year-to-date 2011	0	0.0	2	1.8	16	14.0	35	30.7	61	53.5	114	506,990	833,772
Grimsby													
May 2012	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
May 2011	1	12.5	3	37.5	3	37.5	0	0.0	1	12.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	8	50.0	5	31.3	3	18.8	16	452,445	497,229
Year-to-date 2011	15	48.4	10	32.3	4	12.9	0	0.0	2	6.5	31	359,900	380,629

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
May 2012	9	9.7	10	10.8	26	28.0	15	16.1	33	35.5	93	450,000	506,805
May 2011	17	16.3	36	34.6	23	22.1	12	11.5	16	15.4	104	398,800	417,407
Year-to-date 2012	54	12.1	69	15.5	90	20.2	75	16.8	158	35.4	446	452,990	518,331
Year-to-date 2011	148	25.9	139	24.3	119	20.8	62	10.9	103	18.0	571	399,900	486,821

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
May 2012	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
May 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	14	33.3	11	26.2	3	7.1	1	2.4	13	31.0	42	385,000	462,376
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
May 2012	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	--	--
May 2011	20	76.9	6	23.1	0	0.0	0	0.0	0	0.0	26	309,000	295,598
Year-to-date 2012	34	89.5	2	5.3	1	2.6	1	2.6	0	0.0	38	285,000	292,192
Year-to-date 2011	52	80.0	11	16.9	1	1.5	0	0.0	1	1.5	65	309,000	306,512
Brantford CMA													
May 2012	6	50.0	5	41.7	0	0.0	1	8.3	0	0.0	12	340,000	331,650
May 2011	20	71.4	6	21.4	0	0.0	0	0.0	2	7.1	28	309,000	324,127
Year-to-date 2012	48	60.0	13	16.3	4	5.0	2	2.5	13	16.3	80	317,500	381,539
Year-to-date 2011	60	58.8	17	16.7	6	5.9	3	2.9	16	15.7	102	316,877	368,411

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2012						
Submarket	May 2012	May 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	506,805	417,407	21.4	518,331	486,821	6.5
City of Hamilton	495,205	392,823	26.1	462,652	401,702	15.2
Former Hamilton City	–	357,349	n/a	433,903	378,829	14.5
Stoney Creek City	513,369	415,205	23.6	515,756	452,136	14.1
Ancaster City	525,739	426,813	23.2	526,686	389,742	35.1
Dundas Town	–	–	n/a	–	499,482	n/a
Flamborough	–	–	n/a	528,593	393,683	34.3
Glanbrook	392,503	328,255	19.6	387,466	382,523	1.3
City of Burlington	580,325	511,323	13.5	638,592	833,772	-23.4
Grimsby	–	–	n/a	497,229	380,629	30.6
Brantford CMA	331,650	324,127	2.3	381,539	368,411	3.6
Brant County	–	n/a	n/a	462,376	n/a	n/a
Brantford City	–	295,598	n/a	292,192	306,512	-4.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton May 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,104	2,088	1,505	73.4	369,292	7.1	355,086
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,089	-1.8		5,745			328,063	6.5	
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	YTD 2011	6,003	-0.6		10,326			334,979	7.3	
	YTD 2012	6,063	1.0		8,831			361,101	7.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
May 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	172	372	290	59.3	256,299	2.4	249,835
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	403	-22.6		771			234,527	4.1	
	Q1 2012	459	13.9		870			229,481	-2.2	
	YTD 2011	757	-20.0		1,423			238,623	4.8	
	YTD 2012	860	13.6		1,580			238,675	0.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
May 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34		122.4	382.7	6.8	65.8	917
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
May 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34		122.4	67.6	8.3	67.9	836
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

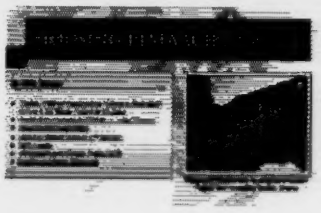
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing and communities, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!



64227_2012_M06